



Housing Supply Overview



March 2014

A RESEARCH TOOL PROVIDED BY THE
MULTIPLE LISTING SERVICE, INC. FOR ACTIVITY
IN THE 4-COUNTY MILWAUKEE METROPOLITAN AREA

Quick Facts

+ 5.6%	+ 0.9%	+ 1.9%
Price Range With the Strongest Sales:	Construction Status With Strongest Sales:	Property Type With Strongest Sales:
\$350,001 and Above	Previously Owned	Condo-Townhouse

Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
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Inventory of Homes for Sale	6
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Click on desired metric to jump to that page.

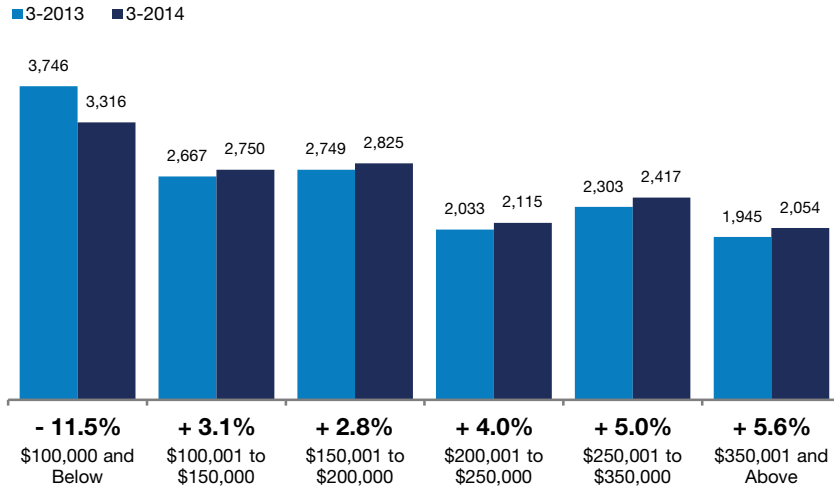


Pending Sales

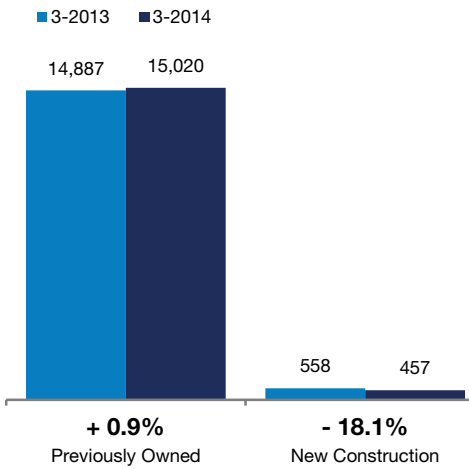
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



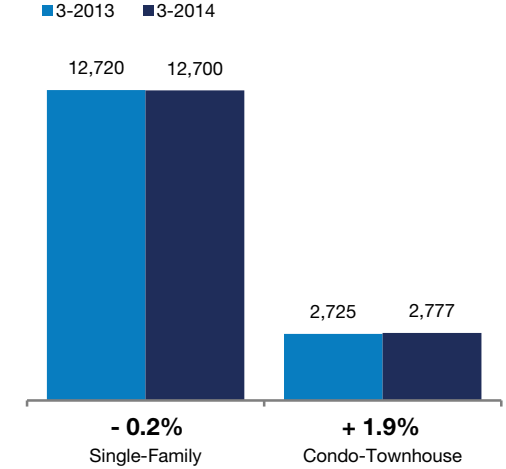
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	3-2013	3-2014	Change
\$100,000 and Below	3,746	3,316	- 11.5%
\$100,001 to \$150,000	2,667	2,750	+ 3.1%
\$150,001 to \$200,000	2,749	2,825	+ 2.8%
\$200,001 to \$250,000	2,033	2,115	+ 4.0%
\$250,001 to \$350,000	2,303	2,417	+ 5.0%
\$350,001 and Above	1,945	2,054	+ 5.6%
All Price Ranges	15,445	15,477	+ 0.2%

Single-Family

3-2013	3-2014	Change
3,009	2,558	- 15.0%
1,987	2,053	+ 3.3%
2,214	2,303	+ 4.0%
1,751	1,810	+ 3.4%
2,013	2,112	+ 4.9%
1,744	1,864	+ 6.9%
12,720	12,700	- 0.2%

Condo-Townhouse

3-2013	3-2014	Change
737	758	+ 2.8%
680	697	+ 2.5%
535	522	- 2.4%
282	305	+ 8.2%
290	305	+ 5.2%
201	190	- 5.5%
2,725	2,777	+ 1.9%

By Construction Status

3-2013	3-2014	Change
14,887	15,020	+ 0.9%
558	457	- 18.1%
15,445	15,477	+ 0.2%

3-2013	3-2014	Change
12,367	12,387	+ 0.2%
353	313	- 11.3%
12,720	12,700	- 0.2%

3-2013	3-2014	Change
2,520	2,633	+ 4.5%
205	144	- 29.8%
2,725	2,777	+ 1.9%

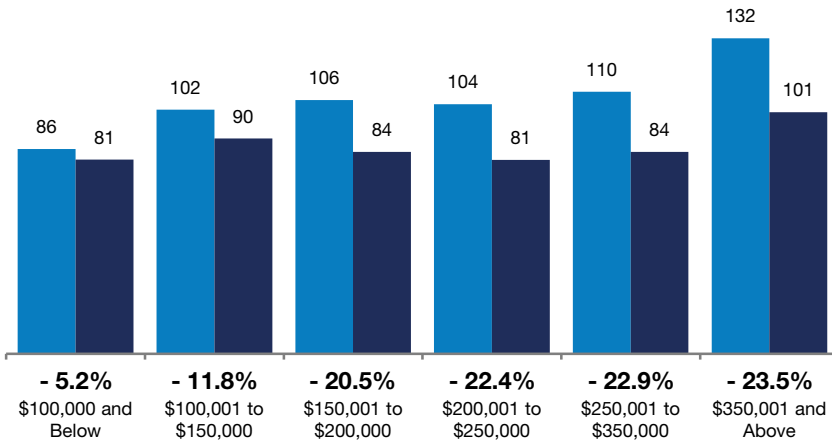
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



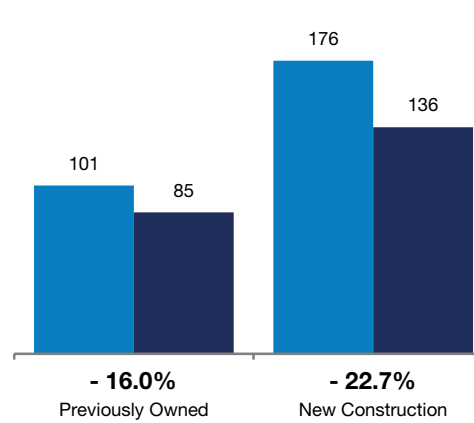
By Price Range

■ 3-2013 ■ 3-2014



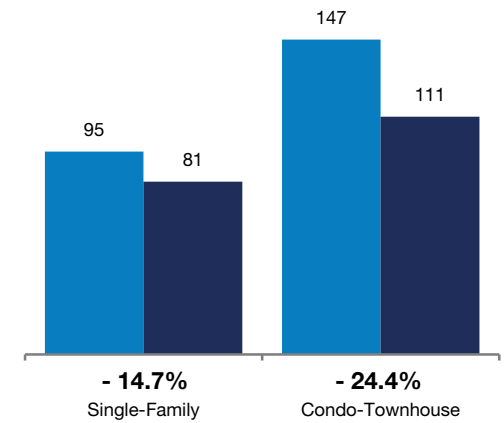
By Construction Status

■ 3-2013 ■ 3-2014



By Property Type

■ 3-2013 ■ 3-2014



All Properties

By Price Range

	3-2013	3-2014	Change
\$100,000 and Below	86	81	- 5.2%
\$100,001 to \$150,000	102	90	- 11.8%
\$150,001 to \$200,000	106	84	- 20.5%
\$200,001 to \$250,000	104	81	- 22.4%
\$250,001 to \$350,000	110	84	- 22.9%
\$350,001 and Above	132	101	- 23.5%
All Price Ranges	104	86	- 16.8%

Single-Family

	3-2013	3-2014	Change
Single-Family	95	81	- 14.7%

Condo-Townhouse

	3-2013	3-2014	Change
Condo-Townhouse	147	111	- 24.4%

By Construction Status

	3-2013	3-2014	Change
Previously Owned	101	85	- 16.0%
New Construction	176	136	- 22.7%
All Construction Statuses	104	86	- 16.8%

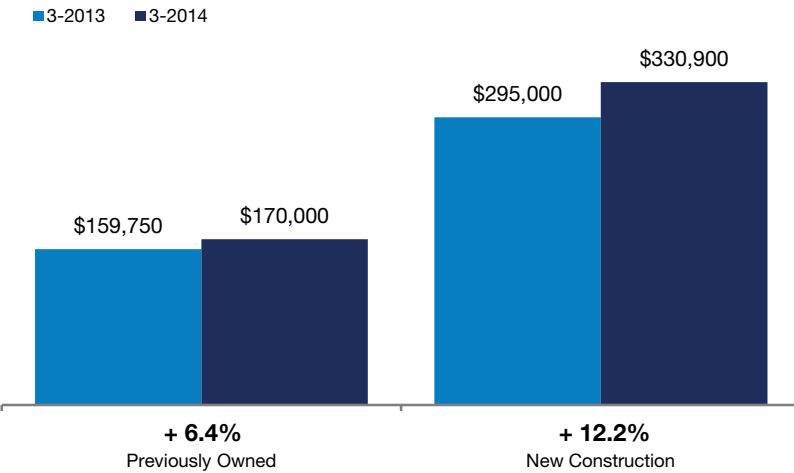
	3-2013	3-2014	Change
Single-Family	95	81	- 14.7%

Median Sales Price

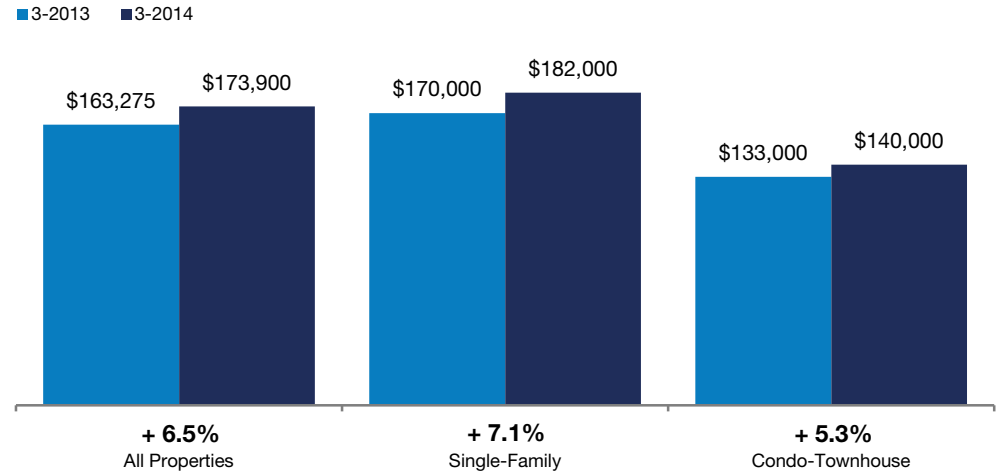
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



By Construction Status	All Properties			Single-Family			Condo-Townhouse		
	3-2013	3-2014	Change	3-2013	3-2014	Change	3-2013	3-2014	Change
Previously Owned	\$159,750	\$170,000	+ 6.4%	\$167,900	\$179,000	+ 6.6%	\$128,000	\$135,500	+ 5.9%
New Construction	\$295,000	\$330,900	+ 12.2%	\$317,400	\$345,145	+ 8.7%	\$243,500	\$273,500	+ 12.3%
All Construction Statuses	\$163,275	\$173,900	+ 6.5%	\$170,000	\$182,000	+ 7.1%	\$133,000	\$140,000	+ 5.3%

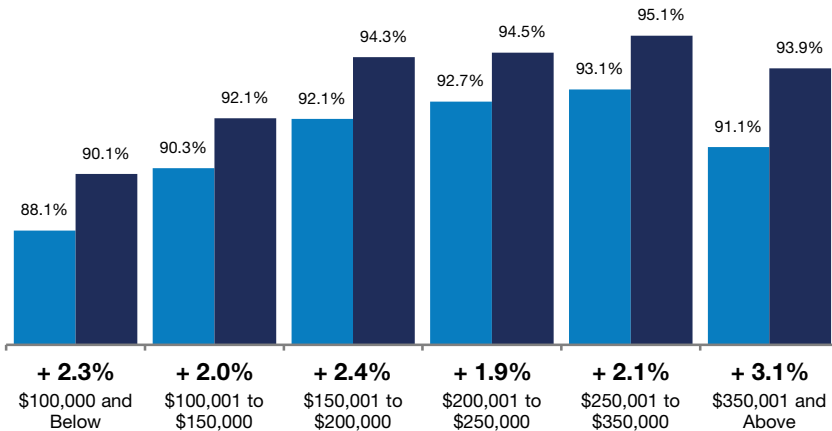
Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



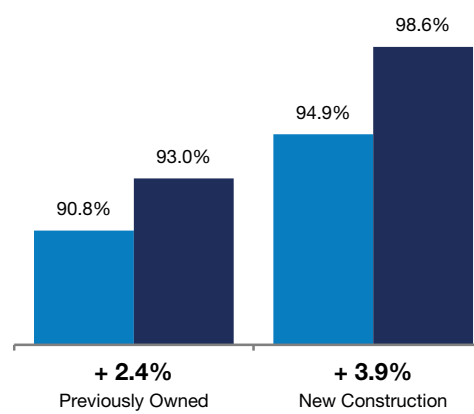
By Price Range

■ 3-2013 ■ 3-2014



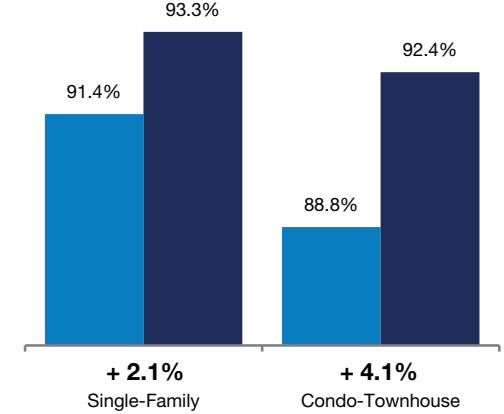
By Construction Status

■ 3-2013 ■ 3-2014



By Property Type

■ 3-2013 ■ 3-2014



All Properties

By Price Range	3-2013	3-2014	Change
\$100,000 and Below	88.1%	90.1%	+ 2.3%
\$100,001 to \$150,000	90.3%	92.1%	+ 2.0%
\$150,001 to \$200,000	92.1%	94.3%	+ 2.4%
\$200,001 to \$250,000	92.7%	94.5%	+ 1.9%
\$250,001 to \$350,000	93.1%	95.1%	+ 2.1%
\$350,001 and Above	91.1%	93.9%	+ 3.1%
All Price Ranges	91.0%	93.2%	+ 2.4%

Single-Family

3-2013	3-2014	Change	3-2013	3-2014	Change
89.0%	90.8%	+ 2.0%	84.4%	88.1%	+ 4.4%
90.6%	92.0%	+ 1.6%	89.7%	92.5%	+ 3.1%
92.5%	94.3%	+ 2.0%	90.5%	94.5%	+ 4.4%
93.0%	94.5%	+ 1.6%	90.7%	94.2%	+ 3.8%
93.4%	95.0%	+ 1.7%	91.3%	95.3%	+ 4.4%
91.2%	93.8%	+ 2.9%	90.4%	94.7%	+ 4.9%
91.4%	93.3%	+ 2.1%	88.8%	92.4%	+ 4.1%

Condo-Townhouse

By Construction Status	3-2013	3-2014	Change
Previously Owned	90.8%	93.0%	+ 2.4%
New Construction	94.9%	98.6%	+ 3.9%
All Construction Statuses	91.0%	93.2%	+ 2.4%

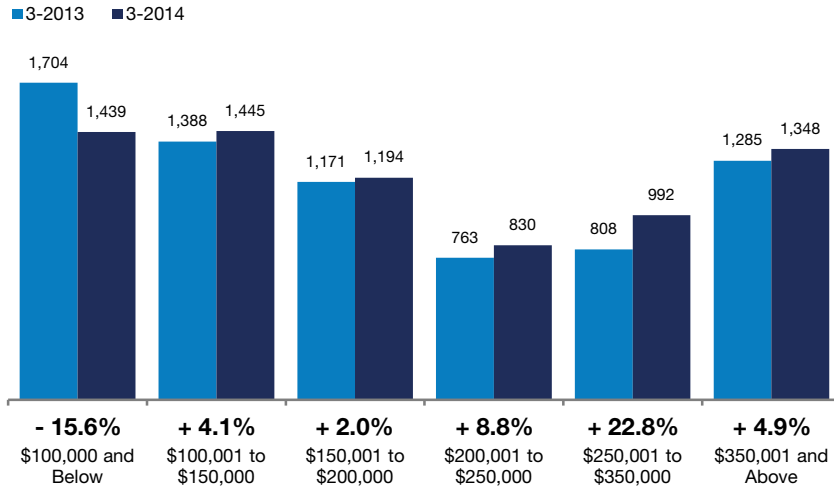
3-2013	3-2014	Change	3-2013	3-2014	Change
91.3%	93.2%	+ 2.1%	88.4%	92.1%	+ 4.2%
95.8%	98.6%	+ 2.9%	93.3%	98.4%	+ 5.5%
91.4%	93.3%	+ 2.1%	88.8%	92.4%	+ 4.1%

Inventory of Homes for Sale

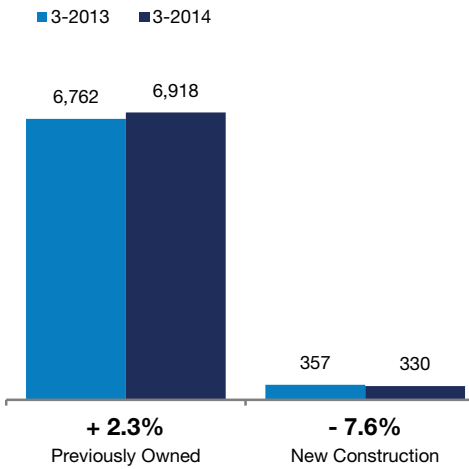
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



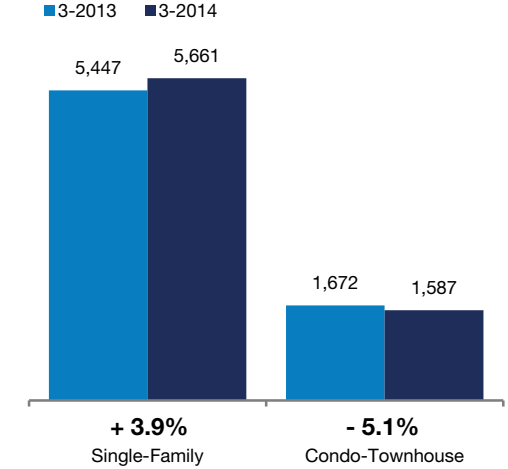
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	3-2013	3-2014	Change
\$100,000 and Below	1,704	1,439	-15.6%
\$100,001 to \$150,000	1,388	1,445	+4.1%
\$150,001 to \$200,000	1,171	1,194	+2.0%
\$200,001 to \$250,000	763	830	+8.8%
\$250,001 to \$350,000	808	992	+22.8%
\$350,001 and Above	1,285	1,348	+4.9%
All Price Ranges	7,119	7,248	+1.8%

Single-Family

By Price Range	3-2013	3-2014	Change
\$100,000 and Below	1,218	1,044	-14.3%
\$100,001 to \$150,000	954	1,004	+5.2%
\$150,001 to \$200,000	898	893	-0.6%
\$200,001 to \$250,000	603	681	+12.9%
\$250,001 to \$350,000	641	828	+29.2%
\$350,001 and Above	1,133	1,211	+6.9%
All Price Ranges	5,447	5,661	+3.9%

Condo-Townhouse

By Price Range	3-2013	3-2014	Change
\$100,000 and Below	486	395	-18.7%
\$100,001 to \$150,000	434	441	+1.6%
\$150,001 to \$200,000	273	301	+10.3%
\$200,001 to \$250,000	160	149	-6.9%
\$250,001 to \$350,000	167	164	-1.8%
\$350,001 and Above	152	137	-9.9%
All Price Ranges	1,672	1,587	-5.1%

By Construction Status	3-2013	3-2014	Change
Previously Owned	6,762	6,918	+2.3%
New Construction	357	330	-7.6%
All Construction Statuses	7,119	7,248	+1.8%

By Construction Status	3-2013	3-2014	Change
Previously Owned	5,274	5,457	+3.5%
New Construction	173	204	+17.9%
All Construction Statuses	5,447	5,661	+3.9%

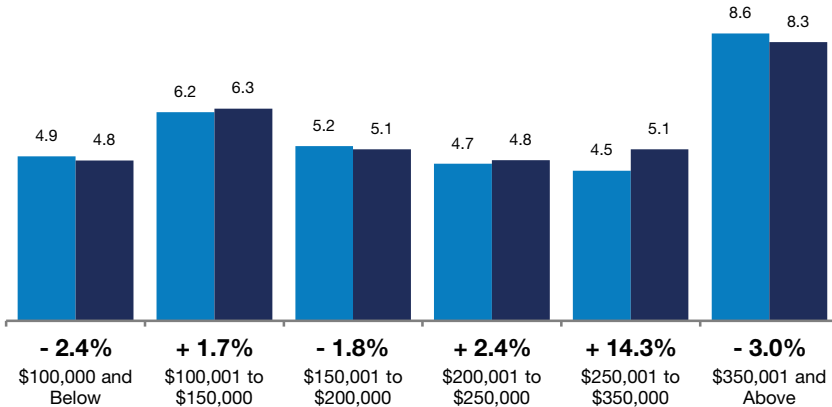
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.



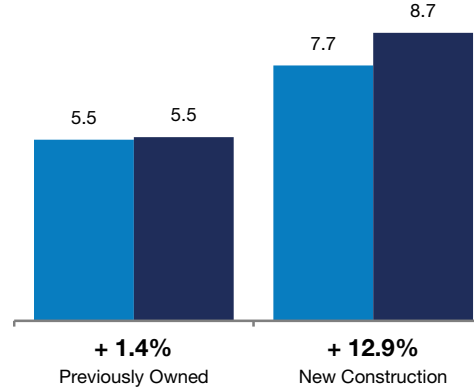
By Price Range

■ 3-2013 ■ 3-2014



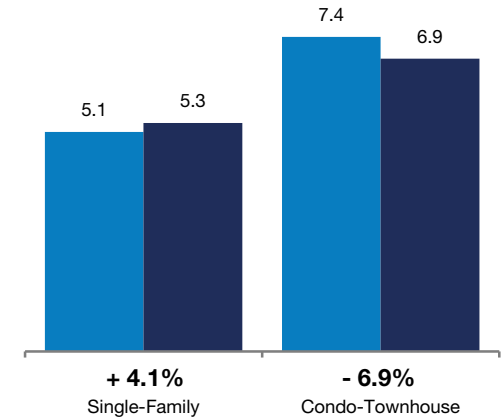
By Construction Status

■ 3-2013 ■ 3-2014



By Property Type

■ 3-2013 ■ 3-2014



All Properties

By Price Range

	3-2013	3-2014	Change
\$100,000 and Below	4.9	4.8	- 2.4%
\$100,001 to \$150,000	6.2	6.3	+ 1.7%
\$150,001 to \$200,000	5.2	5.1	- 1.8%
\$200,001 to \$250,000	4.7	4.8	+ 2.4%
\$250,001 to \$350,000	4.5	5.1	+ 14.3%
\$350,001 and Above	8.6	8.3	- 3.0%
All Price Ranges	5.5	5.6	+ 1.6%

Single-Family

	3-2013	3-2014	Change
\$100,000 and Below	4.4	4.5	+ 2.8%
\$100,001 to \$150,000	5.8	5.9	+ 1.2%
\$150,001 to \$200,000	4.9	4.7	- 3.5%
\$200,001 to \$250,000	4.3	4.6	+ 5.5%
\$250,001 to \$350,000	4.0	4.9	+ 22.0%
\$350,001 and Above	8.5	8.2	- 2.8%
All Price Ranges	5.1	5.3	+ 4.1%

Condo-Townhouse

	3-2013	3-2014	Change
\$100,000 and Below	7.0	5.8	- 18.0%
\$100,001 to \$150,000	7.5	7.8	+ 3.8%
\$150,001 to \$200,000	6.9	7.1	+ 2.7%
\$200,001 to \$250,000	6.7	6.1	- 8.2%
\$250,001 to \$350,000	8.1	6.7	- 17.8%
\$350,001 and Above	9.6	9.3	- 3.2%
All Price Ranges	7.4	6.9	- 6.9%

By Construction Status

	3-2013	3-2014	Change
Previously Owned	5.5	5.5	+ 1.4%
New Construction	7.7	8.7	+ 12.9%
All Construction Statuses	5.5	5.6	+ 1.6%

	3-2013	3-2014	Change
Previously Owned	5.1	5.3	+ 3.3%
New Construction	5.9	7.8	+ 33.0%
All Construction Statuses	5.1	5.3	+ 4.1%